

EXHIBIT “E”



Cheryl Sharpe / Senior Loan Processor

U.S. Financial Network, Inc.
Office: (800) 655-9044 / Fax: (800) 442-5233
<http://www.usfinancialnet.com>

[Quoted text hidden]

Jamie Gallian <jamiegallian@gmail.com>
To: Jeff Golden <jgolden@wglp.com>, Ed Hays <EHays@marshackhays.com>
Cc: Jamie Gallian <jamiegallian@gmail.com>

Sun, Mar 20, 2022 at 9:26 PM

Mr. Golden, Mr. Hays

I received this comprehensive report compiling the last two years of sales of homes here at Rancho Del Rey and the next closest park Skandia.

Please note the last page of each report.

The average sales price for a home in Rancho Del Rey is \$240,000.00, during the period 3/14/2020 through 3/14/2022 .

I disclosed on my Schedule A, an estimated figure of \$235,000.00. That does not include any value of the leasehold in the ground underneath the home.

On Schedule A, I entered unknown for the entire value combined.

If the Trustee would like me to amend Schedule A, please let me know.

[Quoted text hidden]

Jamie Gallian <jamiegallian@gmail.com>
To: Jeff Golden <jgolden@wglp.com>, Ed Hays <EHays@marshackhays.com>, Vivienne Alston <valston@aadlawyers.com>, Lori Werner <lwerner@wglp.com>, Jamie Gallian <jamiegallian@gmail.com>

Sun, Mar 20, 2022 at 9:32 PM

File attached,

Sorry.

Sincerely,

Jamie Gallian
714-321-3449
jamiegallian@gmail.com

----- Forwarded message -----

From: Cheryl Sharpe <Cheryl@usfinancialnet.com>
Date: Mon, Mar 14, 2022 at 12:17 PM
Subject: RANCHO DEL REY; SKANDIA
To: Jamie Gallian <jamiegallian@gmail.com>



Jamie Gallian <jamiegallian@gmail.com>

RANCHO DEL REY; SKANDIA

Cheryl Sharpe <Cheryl@usfinancialnet.com>

Mon, Mar 14, 2022 at 12:16 PM

To: Jamie Gallian <jamiegallian@gmail.com>, Joseph Arroyo <josephamh@outlook.com>

Please see attached
Have a wonderful day

Thank you,

Cheryl Sharpe



Cheryl Sharpe / Senior Loan Processor

U.S. Financial Network, Inc.

Office: (800) 655-9044 / Fax: (800) 442-5233

<http://www.usfinancialnet.com>

 copier_20220314_115321.pdf
247K

Jamie Gallian <jamiegallian@gmail.com>

Mon, Mar 14, 2022 at 12:43 PM

To: Cheryl Sharpe <Cheryl@usfinancialnet.com>

Cc: Joseph Arroyo <josephamh@outlook.com>

Received, thank you.
Sincerely,

Jamie Gallian
714-321-3449
jamiegallian@gmail.com

[Quoted text hidden]

Cheryl Sharpe <Cheryl@usfinancialnet.com>

Mon, Mar 14, 2022 at 12:58 PM

To: Jamie Gallian <jamiegallian@gmail.com>

You are very welcome

Thank you,

Cheryl Sharpe

Park Name : **RANCHO DEL REY
MOBILE ESTATES**
 Park Address : 16222 MONTEREY L
HUNTINGTON BEACH, CA
92649
 Spaces : 379
 From : 3/14/2020 to 3/14/2022
 Report date : 3/14/2022

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
16222 MONTEREY LN #315 HUNTINGTON BEACH	03/29/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$365,000.00 \$325,000.00 12/03/2021	<u>LBI5646</u>	15.5 61 14.8333 61	1850.33 \$175.64
16222 MONTEREY LN #105 HUNTINGTON BEACH	11/20/2009 CMH MANUFACTURING WEST INC CHATEAU SERIES	\$148,195.00 \$285,000.00 10/15/2021	<u>LBK6772</u> 5 STAR HOMES	14.8333 54 14.8333 54	1602 \$177.90
16222 MONTEREY LN #81 HUNTINGTON BEACH	01/01/1965 MONTCLAIR MOBILE HOMES BONANZA	\$3,300.00 \$149,000.00 10/08/2021	<u>LBB4900</u> 5 STAR HOMES	10 48 10 48	960 \$155.21
16222 MONTEREY LN #23 HUNTINGTON BEACH	04/18/1997 FLEETWOOD HM CALIF INC SUNPOINTE VVS	\$64,235.00 \$135,000.00 10/01/2021	<u>LAX7136</u> 5 STAR HOMES	11.75 57.3333 11.75 56	1331.67 \$101.38
16222 MONTEREY LN #310 HUNTINGTON BEACH	12/04/2003 CHAMPION HOME BUILDERS COMPANY RESIDENTIAL	\$153,325.00 \$319,500.00 09/28/2021	<u>LBF6142</u>	13.3333 58 13.3333 60	1573.33 \$203.07
16222 MONTEREY LN #25 HUNTINGTON BEACH	08/27/2004 SKYLINE HOMES INC OAKMANOR	\$271,050.00 \$270,000.00 09/15/2021	<u>LBG5840</u> 5 STAR HOMES	13.3333 59 13.3333 60.3333	1591.11 \$169.69
16222 MONTEREY LN #150 HUNTINGTON BEACH	11/03/2005 SKYLINE HOMES INC OAKMANOR	\$289,637.00 \$280,000.00 09/08/2021	<u>LBH7988</u> 5 STAR HOMES	13.3333 56 13.3333 56	1493.33 \$187.50
16222 MONTEREY LN #159 HUNTINGTON BEACH	01/01/1965 SKYLINE SKYLINE	\$3,100.00 \$75,000.00 07/29/2021	<u>LBO7483</u> 5 STAR HOMES	10 52	520 \$144.23
16222 MONTEREY LN #316 HUNTINGTON BEACH	02/01/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$148,572.00 \$100,000.00 07/27/2021	<u>LBN2518</u>	13.5 60 13.5 60	1620 \$61.73
16222 MONTEREY LN #277 HUNTINGTON BEACH	01/01/1968 ROLLAWAY	\$10,999.00 \$162,000.00 07/21/2021	<u>LBO7654</u> 5 STAR HOMES	12 57 12 57	1368 \$118.42
16222 MONTEREY LN #70 HUNTINGTON BEACH	PTHSE	\$9,300.00 \$48,000.00 06/30/2021	<u>ABA2838</u>	10 56 10 56	1120 \$42.86

16222 MONTEREY LN #128 HUNTINGTON BEACH	07/24/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$113,000.00 \$215,000.00 06/30/2021	<u>LBC1704</u> 5 STAR HOMES	12 53.3333 12 53.3333	1280 \$167.97
16222 MONTEREY LN #30 HUNTINGTON BEACH	10/04/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$102,199.00 \$169,000.00 05/13/2021	<u>LBA2954</u> 5 STAR HOMES	13.5 56 12,8333 56	1474.67 \$114.60
16222 MONTEREY LANE SP 22 HUNTINGTON BEACH	11/11/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$130,000.00 \$212,000.00 05/10/2021	<u>LBL8405</u> 5 STAR HOMES	11.8333 58 11.8333 58	1372.67 \$154.44
16222 MONTEREY LANE #282 HUNTINGTON BEACH	11/07/2013 CMH MANUFACTURING WEST INC CMH	\$202,858.00 \$330,000.00 05/07/2021	<u>LBL7735</u> 5 STAR HOMES	14.8333 60 14.8333 58	1750.33 \$188.64
16222 MONTEREY LN #221 HUNTINGTON BEACH	02/26/2010 CMH MANUFACTURING WEST INC CASTLE LIMITED	\$225,000.00 \$319,500.00 04/29/2021	<u>LBK5051</u> EAGLE COMMUNITY CREDIT UNION J/R MOBILEHOME SALES	11.8333 60 9.8333 56 11.8333 56	1923.33 \$166.12
16222 MONTEREY LANE #10 HUNTINGTON BEACH	08/14/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$239,153.00 \$330,000.00 04/23/2021	<u>LBI7633</u> 5 STAR HOMES	13.5 62.6667 13.5 61.3333 13.5 27	2038.5 \$161.88
16222 MONTEREY LN #50 HUNTINGTON BEACH	07/11/1991 HALLMARK SOUTHWEST CORP WINCHESTER II	\$55,000.00 \$105,000.00 04/07/2021	<u>LAT2541</u> 5 STAR HOMES	12 56 12 56	1344 \$78.12
16222 MONTEREY LN #274 HUNTINGTON BEACH	01/01/1968 VIKING EDGEWOOD	\$15,700.00 \$187,000.00 03/30/2021	<u>LBN5869</u> EAGLE COMMUNITY CREDIT UNION BLUE CARPET MANUFACTURED HOMES	12 57 12 57	1368 \$136.70
16222 MONTEREY LN #254 HUNTINGTON BEACH	01/01/1968 CORNELL CORNELL	\$14,100.00 \$109,000.00 03/17/2021	<u>LBO5799</u> 5 STAR HOMES	12 57 12 57	1368 \$79.68
16222 MONTEREY LN #325 HUNTINGTON BEACH	08/01/2008 SKYLINE HOMES INC PALMSPRINGS	\$199,600.00 \$270,000.00 03/12/2021	<u>LBJ9095</u> 5 STAR HOMES	13.3333 60 13.3333 58	1573.33 \$171.61
16222 MONTEREY LN #192 HUNTINGTON BEACH	06/03/2003 DELAWARE WESTERN HOMES CORP SILVERCREST	\$205,000.00 \$205,000.00 03/01/2021	<u>LBF4183</u>	13.5 56 12,8333 56	1474.67 \$139.01
16222 MONTEREY LN #265 HUNTINGTON BEACH	11/10/2020 CHAMPION HOME BUILDERS INC SKYLINE	\$306,641.00 \$306,641.00 01/08/2021	<u>LBO4991</u> J/R MOBILEHOME SALES	13.3333 60 13.3333 60	1600 \$191.65
16222 MONTEREY LN #109 HUNTINGTON BEACH	03/27/2020 CMH MANUFACTURING WEST INC CLAYTON	\$212,000.00 \$212,000.00 12/15/2020	<u>LBO4868</u> MACY HOMES INC	11.6667 56 11.6667 56	1306.67 \$162.24

16222 MONTEREY LN #213 HUNTINGTON BEACH	04/13/2004 SKYLINE HOMES INC OAKMANOR	\$227,400.00 \$262,500.00 11/24/2020	LAZ227 LBL225	11.8333 52 11.8333 56 11.8333 56	1940.67 \$135.26
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16222 MONTEREY LN #119 HUNTINGTON BEACH	SKYLINE SKYLINE	\$17,899.00 \$135,000.00 10/30/2020	LAZ5405	12 56 12 56	1344 \$100.45
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16222 MONTEREY LN #343 HUNTINGTON BEACH	01/21/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$133,709.00 \$205,000.00 10/29/2020	LBL4819 5 STAR HOMES	13.5 58 13.5 58	1566 \$130.91
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16222 MONTEREY LN #57 HUNTINGTON BEACH	08/02/2011 CMH MANUFACTURING WEST INC GOLDEN WEST	\$105,500.00 \$190,000.00 10/27/2020	LBK9621 5 STAR HOMES	11.8333 56 11.8333 56	1325.33 \$143.36
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16222 MONTEREY LN #157 HUNTINGTON BEACH	09/27/2004 CHAMPION HOME BUILDERS COMPANY WELLINGTON MANOR	\$0.00 \$137,000.00 10/02/2020	LBH5292 J/R MOBILEHOME SALES	11.6667 56 11.6667 56	1306.67 \$104.85
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16222 MONTEREY LN #296 HUNTINGTON BEACH	01/29/2015 SKYLINE HOMES INC SUNSET RIDGE	\$206,587.00 \$271,000.00 09/24/2020	LBM2824 5 STAR HOMES	13.3333 62.6667 13.3333 60	1635.56 \$165.69
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16222 MONTEREY LN #231 HUNTINGTON BEACH	07/13/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$269,000.00 \$199,900.00 09/17/2020	LBI2401	13.5 56 12.8333 56	1474.67 \$135.56
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16222 MONTEREY LANE #269 HUNTINGTON BEACH	06/08/2000 SKYLINE HOMES INC OAKMANOR	\$98,681.00 \$240,000.00 09/11/2020	LBB5766 5 STAR HOMES	11.8333 52 11.8333 56 11.8333 62	2011.67 \$119.30
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16222 MONTEREY LN #108 HUNTINGTON BEACH	06/26/2007 PALM HARBOR HOMES INC PALM HARBOR	\$275,000.00 \$265,000.00 08/12/2020	LBJ3986 EAGLE COMMUNITY CREDIT UNION 5 STAR HOMES	13.3333 56 13.3333 59	1533.33 \$172.83
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16222 MONTEREY LN #260 HUNTINGTON BEACH	05/17/2006 CMH MANUFACTURING WEST INC GOLDEN WEST	\$298,000.00 \$200,000.00 08/12/2020	LBJ1431 5 STAR HOMES	11.8333 54 9.83333 53.3333 11.8333 46	1707.78 \$117.11
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16222 MONTEREY LN #311 HUNTINGTON BEACH	11/18/2013 SKYLINE HOMES INC SUNSET RIDGE	\$157,911.00 \$278,000.00 07/08/2020	LBL8007 5 STAR HOMES	13.3333 56 13.3333 58.6667	1528.89 \$181.83
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16222 MONTEREY LN SP 133 HUNTINGTON BEACH	01/01/1973 SILVERCREST SILVERCREST	\$22,100.00 \$107,000.00 06/23/2020	LBO3342 5 STAR HOMES	12 64 12 64	1536 \$69.66
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16222 MONTEREY LANE #82 HUNTINGTON BEACH	12/14/1998 SKYLINE HOMES INC GLENHAVEN	\$92,000.00 \$245,000.00 05/15/2020	LAZ2767	11.8333 52 11.8333 52 11.8333 48	1798.67 \$136.21
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16222 MONTEREY LN #14 HUNTINGTON BEACH	07/26/2011 CMH MANUFACTURING WEST INC GOLDEN WEST	\$109,647.00 \$204,500.00 05/06/2020	LBK9624	11.8333 56 11.8333 56	1325.33 \$154.30
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16222 MONTEREY LN #53 HUNTINGTON BEACH	07/10/2019 CHAMPION HOME BUILDERS INC SUNSET RIDGE	\$230,000.00 \$230,000.00 05/04/2020	LBO3276 T K M HOME SALES INC.	10 66 11.8333 54	1199 \$191.83
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	Original	Resale
Total	\$5,738,487.00	\$8,288,541.00
Average	\$147,140.69	\$212,526.69
Max	\$365,000.00	\$330,000.00
Min	\$0.00	\$48,000.00
Avg \$SqFt	\$93.81	\$141.27
Avg SqFt	1491	1491
Number of records	39	

Park Name : SKANDIA MOBILE CC

Park 16444 BOLSA CHICA
 Address : HUNTINGTON BEACH, CA
 92649
 Spaces : 167
 From : 3/14/2020 to 3/14/2022
 Report date : 3/14/2022

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
16444 BOLSA CHICA #12 HUNTINGTON BEACH	06/21/2021 CHAMPION HOME BUILDERS INC-COR SILVERCREST	\$287,850.00 \$287,850.00 09/24/2021	LBO7177 BLUE CARPET MANUFACTURED HOMES	11.8333 57.3333 11.8333 57.3333	1356.89 \$212.14
16444 BOLSA CHICA ST #14 HUNTINGTON BEACH	07/29/2011 SKYLINE HOMES INC PALMSPRINGS	\$182,015.00 \$268,555.00 08/20/2021	LBK9472	13.3333 60 13.3333 60	1600 \$167.85
16444 BOLSA CHICA RD #140 HUNTINGTON BEACH	10/29/2004 SKYLINE HOMES INC OAKMANOR	\$197,108.00 \$185,000.00 08/03/2021	LBG6541	13.3333 56 13.3333 56	1493.33 \$123.88
16444 BOLSA CHICA RD #8 HUNTINGTON BEACH	10/21/2003 SKYLINE HOMES INC OAKMANOR	\$160,875.00 \$274,500.00 07/06/2021	LBF5590	13.3333 56 13.3333 56	1493.33 \$183.82
16444 BOLSA CHICA #81 HUNTINGTON BEACH	11/30/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$228,396.00 \$189,900.00 03/12/2021	LBG7635 J/R MOBILEHOME SALES	12.60 12.60	1440 \$131.88
16444 BOLSA CHICA ST SP 141 HUNTINGTON BEACH	04/01/2005 DELAWARE WESTERN HOMES CORP SILVERCREST	\$235,000.00 \$189,000.00 12/22/2020	LBH3077 EAGLE COMMUNITY CREDIT UNION	13.5 55 12.8333 55	1448.33 \$130.49
16444 BOLSA CHICA ST #125 HUNTINGTON BEACH	01/23/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$136,000.00 \$220,000.00 11/18/2020	LBL5145	13.5 58 13.5 58	1566 \$140.49
16444 BOLSA CHICA #34 HUNTINGTON BEACH	02/13/2002 SKYLINE HOMES INC OAKMANOR	\$130,705.00 \$289,900.00 10/14/2020	LBD6797 5 STAR HOMES	13.3333 58.6667 13.3333 58.6667	1564.44 \$185.05
16444 BOLSA CHICA ST #57 HUNTINGTON BEACH	08/29/2007 SKYLINE HOMES INC OAKMANOR	\$210,000.00 \$195,000.00 10/08/2020	LBJ5268 5 STAR HOMES	11.8333 56 11.8333 45.6667	1203.06 \$162.09
16444 BOLSA CHICA RD #7 HUNTINGTON BEACH	01/28/2004 SKYLINE HOMES INC OAKMANOR	\$159,900.00 \$215,000.00 09/28/2020	LBF7355	13.3333 56 13.3333 56	1493.33 \$143.97
16444 BOLSA CHICA RD #149 HUNTINGTON BEACH	07/17/2020 CHAMPION HOME BUILDERS INC SUNSET RIDGE	\$239,000.00 \$239,000.00 09/16/2020	LBO5092 J/R MOBILEHOME SALES	13.3333 56 13.3333 54	1466.67 \$162.95

16444 BOLSA CHICA ST #126 HUNTINGTON BEACH	07/21/2020 CHAMPION HOME BUILDERS INC SILVERCREST	\$268,353.00 \$268,353.00 08/07/2020	<u>LBO3918</u> BLUE CARPET MANUFACTURED HOMES	13.3333 58 13.3333 56	1520 \$176.55
16444 BOLSA CHICA #98 HUNTINGTON BEACH	02/07/2020 CHAMPION HOME BUILDERS INC SUNSET RIDGE	\$289,000.00 \$289,000.00 06/17/2020	<u>LBO3158</u> J/R MOBILEHOME SALES	13.3333 56 13.3333 54	1466.67 \$197.05
16444 BOLSA CHICA #122 HUNTINGTON BEACH	08/14/2015 CMH MANUFACTURING WEST INC GOLDEN WEST	\$191,600.00 \$254,500.00 04/03/2020	<u>LBM5043</u> BLUE CARPET MANUFACTURED HOMES	13.5 58 13.5 58	1566 \$162.52
Original Resale					
Total	\$2,915,802.00	\$3,365,158.00			
Average	\$208,271.57	\$240,368.43			
Max	\$289,000.00	\$289,500.00			
Min	\$130,705.00	\$185,000.00			
Avg \$SqFt	\$142.67	\$162.91			
Avg SqFt	1477	1477			
Number of records	14				

port,

From: nag-dl-mhonlinereports@jdpa.com
Subject: MH Online Value/Price Report Receipt
Date: July 27, 2021 at 8:55 AM
To: jamiegallian@gmail.com

MH Online Receipt

Order Information

Description: Basic Value Report

Invoice Number: 448119-VIR

Billing Information

Jamie Gallian
16222 Monterey Ln #376
Huntington Beach, CA 92649
jamiegallian@gmail.com
714-321-3449

Basic Value Report: \$30.00

CC Surcharge @ 2%: 0.60

Total Amount Charged: \$30.60(USD)

Payment Information

Date/Time: 2021-07-27 15:55:06

Transaction ID: 6274013055746473204275

Payment Method: Visa XXXX7357

Transaction Type: Purchase

Merchant Contact Information

NADAguides.com
Costa Mesa, CA 92626
United States
nag-dl-mhonlinereports@jdpa.com

J.D. POWER



Used Manufactured Home Value Report

Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Floor Areas: Triple-Wide

Main Floor Area:	Width	x	Length	Total Value
	54		60	\$171,168.00

1. Base Structure Value	\$171,168.00
2. State Location Adjustment	x 107 %
3. Total Guide Book Retail Value (in average condition)	\$183,149.76
4. Condition Adjustment Selected: Good	x 109 %
5. Condition Adjusted Value	\$199,633.24
6. Total Adjusted Value of Home	\$199,633.24
7. Total Additional Features	+ \$10,363.32
8. Total Adjusted (Retail) Value of Home and Optional Equipment	\$209,996.56

Comments: This value report was produced by using NADAguides.com's Manufactured Housing Online Request Form. This is an automated valuation tool that generates value reports based on user-selected home criteria.

The value indication of this value report represents the depreciated replacement cost of the home and added features in retail dollars, and does not include adjustments for land, community "in place location value", or local market comparable sales.

This is not an appraisal form.

Disclaimer

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J.D. POWER



Used Manufactured Home Value Report

Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
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Components

BATH FIXTURES

Fiberglass Shower Stall	1	ea.	5+ Yrs	\$136.00	\$136.00
Garden Tub (Skirted)	1	ea.	5+ Yrs	\$226.00	\$226.00
Fiberglass Tub - Combo	1	ea.	5+ Yrs	\$191.00	\$191.00
Total BATH FIXTURES					\$553.00

DOORS

Deluxe House Type Exterior Door	2	ea.	5+ Yrs	\$99.00	\$198.00
Total DOORS					\$198.00

ELECTRICAL

Electric Home - Total	1	ea.	5+ Yrs	\$363.00	\$363.00
Total ELECTRICAL					\$363.00

FAN

Ceiling Paddle Fan	3	ea.	5+ Yrs	\$67.00	\$201.00
Total FAN					\$201.00

FLOORING

T & G Plywood Sub-Flooring	3240	sq. ft.	5+ Yrs	\$0.25	\$810.00
Total FLOORING					\$810.00

HOUSE TYPE ROOFING

Multi-wide	1	home	5+ Yrs	\$431.00	\$431.00
Third/Tag-A-Long Section	1	home	5+ Yrs	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$554.00

HOUSE TYPE SIDING

Multi-wide	1	home	5+ Yrs	\$833.00	\$833.00
Third/Tag-A-Long Section	1	home	5+ Yrs	\$343.00	\$343.00
Total HOUSE TYPE SIDING					\$1,176.00

J.D. POWER

Used Manufactured Home Value Report



Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Components

INTERIOR

Cathedral/Vaulted Ceiling Rooms	6	ea.	5+ Yrs	\$121.00	\$726.00
Total INTERIOR					\$726.00

KITCHEN APPLIANCES

22 CF Refrigerator	1	ea.	5+ Yrs	\$485.00	\$485.00
Dishwasher	1	ea.	5+ Yrs	\$177.00	\$177.00
Garbage Disposal	1	ea.	5+ Yrs	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$742.00

MISCELLANEOUS

Clothes Washer	1	ea.	5+ Yrs	\$199.00	\$199.00
Clothes Dryer	1	ea.	5+ Yrs	\$221.00	\$221.00
Fireplace (Built-In/Permanent)	1	ea.	5+ Yrs	\$1,011.00	\$1,011.00
Total MISCELLANEOUS					\$1,431.00

PLUMBING

Stainless Steel Sink	1	ea.	5+ Yrs	\$92.00	\$92.00
Total PLUMBING					\$92.00

WINDOWS

Skylight	2	ea.	5+ Yrs	\$133.00	\$266.00
Total WINDOWS					\$266.00

Total Components

\$7,112.00

Accessories

PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

Elevated - Wood w/Rails	120	sq. ft.	5+ Yrs	\$6.78	\$813.60
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$813.60

SKIRTING TO 30" HIGH (Measure Around Perimeter)

Shiplap (Horizontal)	228	lin. ft.	5+ Yrs	\$6.24	\$1,422.72
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,422.72

J.D. POWER



Used Manufactured Home Value Report

Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Accessories

STEPS

Wood - 3 Steps	5	ea.	5+ Yrs	\$203.00	\$1,015.00
Total STEPS					\$1,015.00
Total Accessories					\$3,251.32
Total Additional Features					\$10,363.32



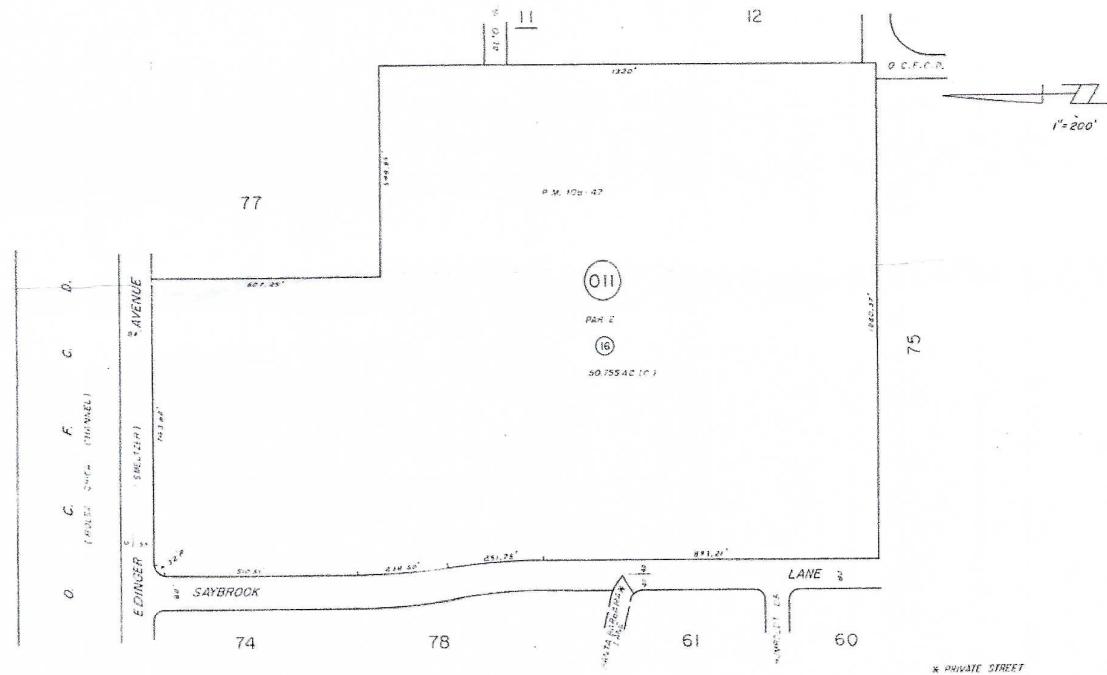
First American

myFirstAm® Tax Map

16222 Monterey Ln #376, Huntington Beach, CA 92649

POP. E. 1/2, N.W. 1/4, SEC. 20, T.5 S., R.11 W.

178-01



ASSESSOR'S MAP
PARCEL 178 PAGE 01
COUNTY OF ORANGE

(5)

Tax Map

16222 Monterey Ln #376, Huntington Beach, CA 92649

11/15/2019

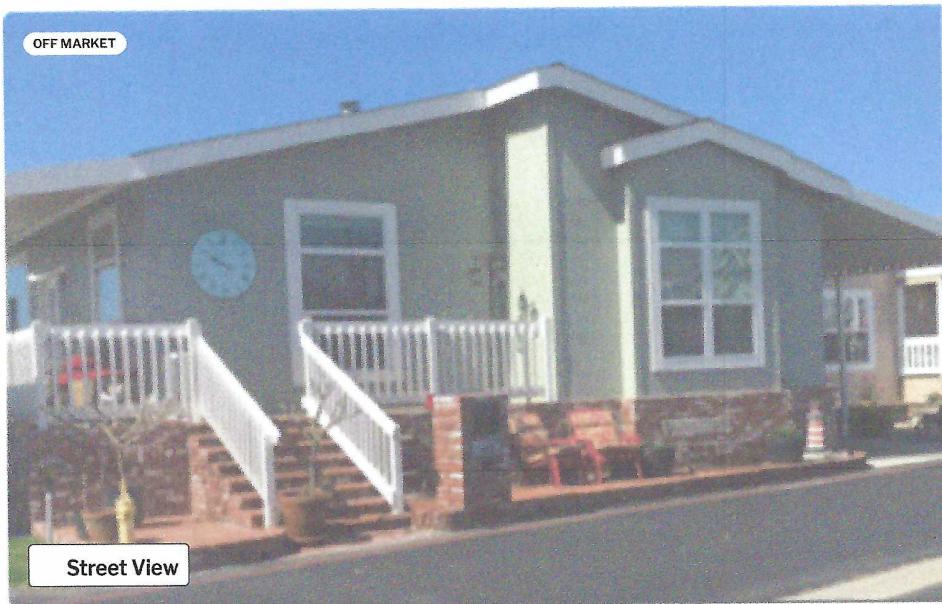
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City, Address, School, Agent, ...



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Home Values Near 16222 Monterey Ln #376

Data from public records.

Address	Redfin Estimate	Address	Redfin Estimate	Address	Redfin Estimate
16222 Monterey Lane Unit 111 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 111 Huntington Beach, CA 2 Beds - Baths 1,060 Sq. Ft.	\$145,367	16222 Monterey Lane Unit 147 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 261 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 62 Huntington Beach, CA 2 Beds 2 Baths 1,340 Sq. Ft.	\$174,321	16222 Monterey Lane Unit 86 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 322 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 210 Huntington Beach, CA 3 Beds 2 Baths 1,493 Sq. Ft.	\$248,280	16222 Monterey Lane Unit 337 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 310 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 93 Huntington Beach, CA 3 Beds 2 Baths 1,600 Sq. Ft.	\$253,024	16222 Monterey Lane Unit 204 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 150 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 260 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 24 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 320 Huntington Beach, CA 3 Beds 2 Baths 1,727 Sq. Ft.	\$328,497	16222 Monterey Lane Unit 294 Huntington Beach, CA - Beds - Baths - Sq. Ft.	\$185,331	16222 Monterey Lane Unit 201 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 313 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 99 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 256 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—

Show Less ^

16222 Monterey Ln #376, Huntington Beach, CA 92649



[View Owner Dashboard](#)

\$296,642
Redfin Estimate

2
Beds

2
Baths

1,566
Sq Ft

[Off Market](#)

About This Home

16222 Monterey Ln #376 is a 1,566 square foot home with 2 bedrooms and 2 bathrooms. This home is currently off market. Based on Redfin's Huntington Beach data, we estimate the home's value is \$296,642. Redfin last checked: [over 7 days ago](#). Source: Public Records

Redfin Estimate for 16222 Monterey Ln #376

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

\$296,642

[See estimate history](#)

Redfin Estimate based on recent home sales. ⓘ



\$285,000 Sold Price

3 Beds 2 Baths 1,824 Sq. Ft.

16222 Monterey Ln #375, Huntington Beach, CA 92649

-\$33/sq ft

↓ 12 years older



\$300,000 Sold Price

3 Beds 2 Baths 1,566 Sq. Ft.

16222 Monterey Ln #314, Huntington Beach, CA 92649

+\$3/sq ft

↓ 1 year older

[View comparables on map](#) ▾

Homeowner Tools



[Edit home facts](#)

Review property details and add renovations.



Manage photos

Update home photos or make them private.



Create an Owner Estimate

Select recent home sales to estimate your home's value.



View Owner Dashboard

Track your estimate and nearby sale activity.

Home Facts

Status	Off Market	Property Type	Mobile/Manufactured Home
Year Built	2014		

Price Insights

<u>Redfin Estimate</u>	\$296,642	Price/Sq.Ft.	\$189
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Property Details for 16222 Monterey Ln #376

Exterior Features, Taxes / Assessments

Mobile Home Information

- Is Mobile Home

Assessor Information

- Assessment Year: 2021

Property / Lot Details

Property Information

- Legal Description: T-MHP: RANDRE MSP: 376

Lot Information

- # of Buildings: 1
- County Use Description: MOBILE HOME

This data may not show owner updates. [Learn more.](#)

Sale & Tax History for 16222 Monterey Ln #376

[Sale History](#) [Tax History](#)

Today

Dec 17, 2018	Delisted (Withdrawn)	—
Date	CRMLS #OC18179029	Price
Dec 16, 2018	Relisted (Active)	—
Date	CRMLS #OC18179029	Price
Dec 2, 2018	Relisted (Active)	—
Date	CRMLS #OC18179029	Price
Dec 2, 2018	Delisted (Hold Do Not Show)	—
Date	CRMLS #OC18179029	Price
Nov 21, 2018	Delisted (Hold Do Not Show)	—
Date	CRMLS #OC18179029	Price
Nov 10, 2018	Price Changed	*
Date	CRMLS #OC18179029	Price
Oct 19, 2018	Price Changed	*
Date	CRMLS #OC18179029	Price
Oct 5, 2018	Price Changed	*
Date	CRMLS #OC18179029	Price
Aug 8, 2018	Price Changed	*
Date	CRMLS #OC18179029	Price
Jul 25, 2018	Listed (Active)	*
Date	CRMLS #OC18179029	Price



Listing provided courtesy of CRMLS

Public Facts for 16222 Monterey Ln #376

[Edit Facts](#)

Beds	2	Style	Mobile/Manufactured Home
Baths	2	Year Built	2014
Sq. Ft.	1,566	Year Renovated	—
Stories	1	County	Orange County
Parking Spaces	3	APN	89156962
Basement	No	HOA Dues	—
Accessible	No	Garage	No
Lot Size	—	Features	—

Home facts updated by owner on May 16, 2022. [View Public Records](#)

Schools

GreatSchools Summary Rating

7/10	Harbour View Elementary Sc... Public, K-5 • Serves this home	687 Students	0.4mi Distance	40 reviews
6/10	Marine View Middle School Public, 6-8 • Serves this home	730 Students	1.7mi Distance	11 reviews
9/10	Marina High School Public, 9-12 • Serves this home	2443 Students	1.4mi Distance	9 reviews

School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Around This Home

Transportation in 92649

27/100

Car-Dependent
Walk Score®

28/100

Some Transit
Transit Score®

66/100

Bikeable
Bike Score®

Recommended For You

Based on homes you've looked at.



\$114,999

2 Beds 2 Baths 800 Sq. Ft.

7887 Lampson Ave #88, Garden Grove, CA 92841



\$115,000

2 Beds 2 Baths 1,248 Sq. Ft.

8111 Stanford Ave #38, Garden Grove, CA 92841



\$196,900

4 Beds 2 Baths 1,392 Sq. Ft.

20701 Beach Blvd #298, Huntington Beach, CA 92648



\$154,800

3 Beds 2 Baths 1,100 Sq. Ft.

5772 Garden Grove Blvd #52, Westminster, CA 92683



\$129,000

2 Beds 2 Baths 1,250 Sq. Ft.

7271 Katella Ave #97, Stanton, CA 90680



\$183,900

2 Beds 2 Baths 1,440 Sq. Ft.

20701-31 Beach Blvd #31, Huntington Beach, CA 92648

Nearby Similar Homes

Sorry, we don't have any nearby similar homes to display. See all homes for sale in [92649](#)

Nearby Recently Sold Homes

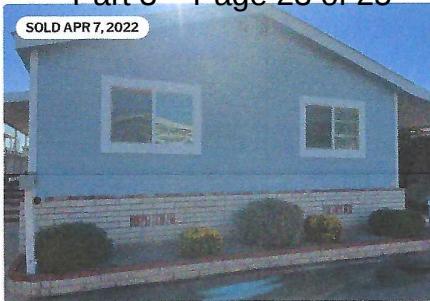
Nearby homes similar to 16222 Monterey Ln #376 have recently sold between \$90K to \$300K at an average of \$125 per square foot.



\$99,000 Last Sold Price

2 Beds 2 Baths 1,300 Sq. Ft.

16222 Monterey Ln #158, Huntington Beach, CA 92649



\$130,000 Last Sold Price

2 Beds 2 Baths 1,620 Sq. Ft.

16444 Bolsa Chica St #109, Huntington Beach, CA 92649



\$90,000 Last Sold Price

3 Beds 2 Baths 1,640 Sq. Ft.

16444 Bolsa Chica St #11, Huntington Beach, CA 92649

[View More Recently Sold Homes](#)

Home Values Near 16222 Monterey Ln #376

Data from public records.

Address

[16222 Monterey Lane Unit 1, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 261, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 322, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 310, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 150, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 320, Huntington Beach, CA](#)
3 Beds | 2 Baths | 1727 Sq. Ft. \$328,497

[16222 Monterey Lane Unit 313, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

Address

[16222 Monterey Lane Unit 111, Huntington Beach, CA](#)
2 Beds | - Baths | 1060 Sq. Ft. \$145,367

[16222 Monterey Lane Unit 62, Huntington Beach, CA](#)
2 Beds | 2 Baths | 1340 Sq. Ft. \$174,321

[16222 Monterey Lane Unit 210, Huntington Beach, CA](#)
3 Beds | 2 Baths | 1493 Sq. Ft. \$248,280

[16222 Monterey Lane Unit 93, Huntington Beach, CA](#)
3 Beds | 2 Baths | 1600 Sq. Ft. \$253,024

[16222 Monterey Lane Unit 260, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

[16222 Monterey Lane Unit 294, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft. \$185,331

[16222 Monterey Lane Unit 99, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft.

Address

[16222 Monterey Lane Unit 147, Huntington Beach, CA](#)
- Beds | - Baths | - Sq. Ft. \$185,331

Redfin Estimate

—

—

—

—

—

\$328,497

Redfin Estimate

\$145,367

\$174,321

\$248,280

\$253,024

\$185,331

Redfin Estimate

—

Address

[16222 Monterey Lane Unit 86, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

Redfin Estimate

—

[16222 Monterey Lane Unit 337, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

—

[16222 Monterey Lane Unit 204, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

—

[16222 Monterey Lane Unit 24, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

—

[16222 Monterey Lane Unit 201, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

—

[16222 Monterey Lane Unit 256, Huntington Beach, CA](#)

- Beds | - Baths | - Sq. Ft.

—

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[3586 Bravata Dr](#)

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[16672 Pacific Coast Unit A](#)

[16222 Monterey Ln #356](#)

[4951 Maui Cir](#)

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